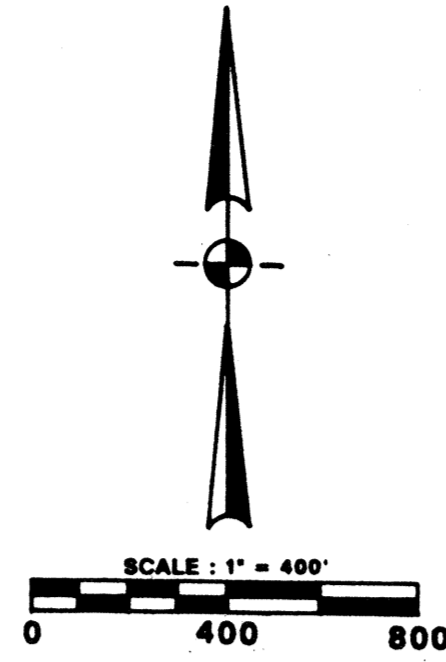


LOCATION MAP

PROPERTY OWNERSHIP

- 1 F.T. Inns, Inc.
- 2 Angelo & Lillie Drossos
- 3 San Antonio Lodging Builders Inc.
- 4 Sunova Beach Properties, Ltd.
- 5 F.S.F. Las Colinas Assoc. LP
- 6 Warner C. Lusardi Family Tract
- 7 Sharry Evans Trustee S.A. Evans & Associates, Inc.
- 8 Sun NLF Limited
- 9 Eland Energy Inc.
- 10 SEDA Consulting Engineers
- 11 Walter O. & Ruby Gerlach
- 12 Don H. Green
- 13 Hardin D. Green
- 14 Medallion Partners Ltd.
- 15 Randal A. & Pamela M. Otto
- 16 Virgil E. & Phillip J. Flatthouse
- 17 Ace Investments Inc.
- 18 N.O. Ellison, Jr.
- 19 John R. & Rebecca Lancaster
- 20 K.B.L. Cablesystems of The SW
- 21 Real Estate Prop. Inv. Inc.
- 22 Samuel E. & Kay F. Roach
- 23 B.G.L. Partnership
- 24 Roosevelt Bank
- 25 Camp Bullis Ltd.
- 26 Columbus Club Association
- 27 Garza Brothers Masonry et al
- 28 James P. McDonough, Jr.
- 29 La Cantera Partnership
- 30 Manuel & Nellie Paleo
- 31 McCoy Corporation #45
- 32 State of Texas
- 33 Joe R. Rodriguez, Jr.
- 34 Sam C. Scott
- 35 O.J. Van Horn & Edna B. Paddock et al
- 36 Albert Biedenharn III, et al
- 37 Edna M. Eckert
- 38 Motel 6 Operating L.P.
- 39 1604/1H-10 Joint Venture
- 40 Edward F. & Emily Ruiz
- 41 Jerry F. Morell
- 42 Marvin A. & Donnie J. Strunk
- 43 Los Angeles International
- 44 Luisa Adar Tract
- 45 Brazos De Santos Partner Ltd.
- 46 Oscar M. Ehrenberg
- 47 Ameson, Kercheville, Ehrenberg & Associates, Inc.
- 48 Diamond Shamrock Leasing Inc.
- 49 University of Texas at San Antonio

EXISTING 100 YR. FLOOD PLAIN AS DEFINED  
BY DETAILED PAPE DAWSON STUDY



WATER SUPPLY - S.A.W.S.  
SEWER DISPOSAL - S.A.W.S.  
ELECTRIC - CITY PUBLIC SERVICE  
GAS - CITY PUBLIC SERVICE/GREY FOREST GAS

LEGEND

- (SF) SINGLE FAMILY
- (MF) MULTI-FAMILY
- (GC) GOLF COURSE
- (C) COMMERCIAL
- (R/O) RECREATION/OPEN SPACE

LA CANTERA, POADP  
AMENDMENT TO POADP # 237  
THE AMENDMENT REFLECTS CURRENT  
PROPERTY OWNERSHIP AND REVISES THE  
DEVELOPMENT PLAN FOR THE AREA WEST  
OF BABCOCK ROAD.

REVISED: FEBRUARY 19, 1999 JOB NO. 3950.00

PAPE-DAWSON  
CIVIL & ENVIRONMENTAL ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

# PRELIMINARY OVERALL AREA DEVELOPMENT PLAN FOR LA CANTERA

PAPE-DAWSON ENGINEERS

OWNER :  
LA CANTERA DEVELOPMENT COMPANY  
9830 COLONNADE BLVD., SUITE 600  
SAN ANTONIO, TEXAS 78230-2239

PLAN HAS BEEN ACCEPTED  
BY THE CITY OF SAN  
ANTONIO DEVELOPMENT  
REVIEW COMMITTEE  
Date: January 11, 1995  
File # 237  
Signed: [Signature]

THIS HAS BEEN ACCEPTED BY  
COSA  
Date: 1/13/95 237 B  
(number)  
If no plans are filed, plan will  
expire on Sept 19, 2000  
1st plat filed on

FIESTA TEXAS  
THEME PARK

EXISTING 100 YR. FLOOD PLAIN AS DEFINED BY  
DETAILED PAPE DAWSON STUDY

NOTE: ALL ACREAGES ARE  
APPROXIMATE.

DATE: DEC. 19, 1994

JOB NO. 3010.05

237 B

## CITY OF SAN ANTONIO

## POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: February 25, 1999 Name of POADP: La Cantera

Owners: La Cantera Development Co. Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 9830 Colonnade Blvd, #600 Address: 555 East Ramsey  
San Antonio, TX 78230-2239 San Antonio, TX 78216

Phone: (210) 498-0202 Phone: (210) 375-9000

Existing zoning: \_\_\_\_\_ Proposed zoning: \_\_\_\_\_

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No  
 Projected # of Phases: \_\_\_\_\_ ☐ Yes ☒ No  
 San Antonio City Limits? ☒ Yes ☐ No  
 Council District: 8  
 Ferguson map grid 513 B4

Land area being platted:	Lots	Acres
Single Family (SF)	_____	<u>92.1</u>
Multi-family (MF)	_____	<u>30.8</u>
Commercial and non-residential	_____	<u>1308.5</u>

Is there a previous POADP for this Site? Name La Cantera No. 237

Is there a corresponding PUD for this site? Name N/A No. \_\_\_\_\_

Plats associated with this POADP or site? Name See Attached No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: John Krauss Signature: John Krauss

Date: February 25, 1999 Phone: 375-9000 Fax: 375-9010

- ☒ name of the POADP and the subdivision;
- ☐ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: John Krauss Signature: 

If you have any questions please call Elizabeth Carol at 207-7900



# CITY OF SAN ANTONIO

May 11, 1999

John Krauss  
Pape Dawson Engineers, Inc.  
555 E. Ramsey  
San Antonio, TX 78216

Re: La Cantera

POADP # 237-B

Dear Mr. Krauss:

The City Staff Development Review Committee has reviewed La Cantera Subdivision Preliminary Overall Area Development Plan # 237-B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space. (exclusion of the golf course at this time)
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in dark ink, appearing to read "Emil R. Moncivais". The signature is fluid and cursive, with a large initial "E" and "M".

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
1423506

AMT ENCLOSED

50-04-5573  
LA CANTERA  
S.A. TX. 78230

AMOUNT DUE 250.00  
INVOICE DATE 3/08/1999  
DUE DATE 3/08/1999

PHONE: 000 - 0000

POADP  
LA CANTERA

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
3/08/1999	1423506	50-04-5573	3/08/1999	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	250.00

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	03/07/1999		CK# 4276	LA CANTERA
END	03/07/1999			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	250.00	250.00	250.00

C I T Y O F S A N A N T O N I O  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1

↓



**LA CANTERA**  
**ATTACHMENT TO POADP APPLICATION**

**February 24, 1999**

<u><b>Plat Name</b></u>	<u><b>Plat Number</b></u>
La Cantera Unit 1	930255
La Cantera Unit 2	930315
La Cantera Unit 3	930408
La Cantera Unit 3A	960153
La Cantera Unit 3B	970307
La Cantera Unit 4	930446
La Cantera Unit 5	940075
La Cantera Unit 6	940710
La Cantera Unit 7	970088
La Cantera Unit 8	980142
La Cantera Parkway Phase I	900164
La Cantera Parkway Phase II	910048
La Cantera West Channel	900052

**PAPE-DAWSON ENGINEERS, INC.**

555 East River Street, San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com

# TRANSMITTAL

**To:** City of San Antonio – Tree Preservation (Debbie Reed)

**Date:** February 25, 1999

**Re:** La Cantera Development

QUANTITY	DESCRIPTION
1	Request for Review
1	Amended POADP Exhibit

*If enclosures are not as noted, kindly notify us at once.*

☒ **For Approval**    ☐ **For Your Use**    ☐ **As Requested**    ☐ **For Review and Comment**

**COMMENTS** Attached is the submittal for the Amendment for the La Cantera POADP. The original POADP submittal and approval did not require a Tree review. The proposed plan reduces the density from single family densities to a golf course designation in the area revised. You have recently completed a tree review for the new La Cantera golf course development which is the area this POADP updates. Please call if you have any questions pertaining to this submittal package.

**From:** Rick Gray, P.E.

**Project No.:** 4331.20

**cc:**

# TRANSMITTAL

**To:** TXDOT

**Date:** February 25, 1999

**Re:** La Cantera Development

QUANTITY	DESCRIPTION
1	Request for Review
1	Amended POADP Exhibit

*If enclosures are not as noted, kindly notify us at once.*

☒ **For Approval**    ☐ **For Your Use**    ☐ **As Requested**    ☐ **For Review and Comment**

**COMMENTS** Attached is the submittal for the Amendment for the La Cantera POADP. There has not been any revisions to the POADP adjacent to any TXDOT ROW's. Please call if you have any questions pertaining to this submittal package.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**From:** Rick Gray, P.E.

**Project No.:** 4331.20

**cc:**

# TRANSMITTAL

**To:** SAWS – Aquifer Review

**Date:** February 25, 1999

**Re:** La Cantera Development

QUANTITY	DESCRIPTION
1	Request for Review
1	Amended POADP Exhibit

*If enclosures are not as noted, kindly notify us at once.*

☒ **For Approval**    ☐ **For Your Use**    ☐ **As Requested**    ☐ **For Review and Comment**

**COMMENTS** Attached is the submittal for the Amendment for the La Cantera POADP. The proposed plan reduces the density from single family densities to a golf course designation in the area revised. Please call if you have any questions pertaining to this submittal package.

**From:** Rick Gray, P.E.

**Project No.:** 4331.20

**cc:**

# TRANSMITTAL

**To:** City of San Antonio – Traffic

**Date:** February 25, 1999

**Re:** La Cantera Development

QUANTITY	DESCRIPTION
1	Request for Review
1	Amended POADP Exhibit

*If enclosures are not as noted, kindly notify us at once.*

☒ **For Approval**    ☐ **For Your Use**    ☐ **As Requested**    ☐ **For Review and Comment**

**COMMENTS** Attached is the submittal for the Amendment for the La Cantera POADP. The original POADP submittal and approval did not require a TIA. The proposed plan reduces the density from single family development to a golf course designation for the area revised thus we don't feel it would be necessary to prepare a TIA based on these changes. Please call if you have any questions pertaining to this submittal package.

**From:** Rick Gray, P.E.

**Project No.:** 4331.20

**cc:**

# TRANSMITTAL

**To:** City of San Antonio – Planning - ELIZ. CAROL

**Date:** February 25, 1999

**Re:** La Cantera Development

QUANTITY	DESCRIPTION
1	POADP Amendment Application
6	Amended POADP Exhibit
1	Copies of transmittals to traffic, TXDOT, Aquifer Studies, Tree Preservation
1	CHECK FOR \$250 <sup>00</sup>

*If enclosures are not as noted, kindly notify us at once.*

☒ **For Approval**    ☐ **For Your Use**    ☐ **As Requested**    ☐ **For Review and Comment**

**COMMENTS** Attached is the submittal for the AMENDMENT to the existing La Cantera POADP. Please call if you have any questions pertaining to this submittal package.

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**From:** Rick Gray, P.E.

**Project No.:** 4331.20

**cc:**



RECEIVED

99 APR 20 PM 4: 33

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

April 19, 1999

Mr. Ed Guzman  
Planning Department  
City of San Antonio  
P.O. Box 839966  
San Antonio, TX 78283-3966

Re: La Cantera  
POADP No. 237-B

Dear Mr. Guzman:


This letter is a follow-up to our telephone conversation concerning the February 19, 1999 approval letter from the City for the revisions to the above referenced POADP. As I mentioned, we are requesting that the City revise this letter to delete items #5 and #6.

Item #5 indicates compliance with the tree preservation ordinance. This property has a Development Rights Permit which provides for "grandfather" rights. Even with these rights, the La Cantera Development Company has worked closely with the City Arborist when developing the property.

Item #6 requires that all of the property be platted. There are considerable amounts of area within this property that would remain either open space or developed as a golf course. It is anticipated that these areas would not be platted. However, any areas that would be developed for buildings would require platting in order to get a building permit.

It is for these reasons that we are requesting the revision to the approval letter. If you have any questions, please call me. Thank you for your help on this matter.

Sincerely,  
Pape-Dawson Engineers, Inc.

  
John Krauss, P.E.  
Sr. Engineering Manager

4331\23\WORD\LETTER\990419A1

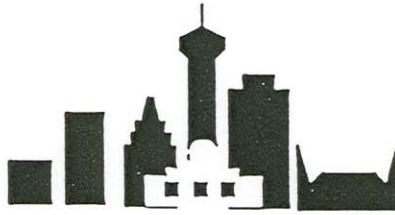
**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | [info@pape-dawson.com](mailto:info@pape-dawson.com)

# City of San Antonio Planning Department

## Zoning / Subdivisions

Street address: Municipal Plaza Building, 114 W. Commerce, 4<sup>th</sup> floor  
Mailing address: P. O. Box 839966 San Antonio, TX 78283-3966



Pages sent including fax cover:

3

If you do not receive all pages, please call 207-7900

### Please deliver to:

Name:	John Krauss
Title:	
Organization:	
Phone:	
Fax:	375-9010

### From:

Name:	Elizabeth Carol
Title:	Planner II
Division:	Subdivision
Phone:	207-7900
Fax:	207-4441

### Remarks:

I hope this information helps, if you have any questions please call me.

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